



Minutes of the PUBLIC HOUSING AUTHORITY Meeting

Approved on September 19, 2012.

Date of Meeting: August 7, 2012

The Board of Commissioners of the Public Housing Authority of the City of Tucson met in regular session, at the Tucson Convention Center, 260 South Church Avenue, Tucson, Arizona, at 5:30 p.m., on Tuesday, August 7, 2012, all members having been notified of the time and place thereof.

1. ROLL CALL

The meeting was called to order by Chair Rothschild and upon roll call, those present and absent were:

Present:

Regina Romero	Commissioner
Paul Cunningham	Commissioner
Karin Uhlich	Commissioner
Shirley C. Scott	Commissioner
Richard G. Fimbres	Commissioner
Steve Kozachik	Commissioner, Vice Chair
Wendy Smith	Commissioner
Jonathan Rothschild	Chair

Absent/Excused:

None

Staff Members Present:

Liz R. Miller	Deputy City Manager
Michael Rankin	City Attorney
Roger Randolph	City Clerk

2. PUBLIC HEARING: APPROVAL OF THE CITY OF TUCSON AND PIMA COUNTY CONSORTIUM ANNUAL PLAN FOR FISCAL YEAR 2013

Chair Rothschild announced City Manager's communication number 325, dated August 7, 2012, was received into and made a part of the record. He announced that this was the time and place legally advertised for a public hearing on the City of Tucson and Pima County Consortium Annual Plan for Fiscal Year 2012. He stated staff wanted to make a brief presentation before beginning the public hearing. He also announced the public hearing was scheduled to last for no more than one hour and speakers were limited to five-minute presentations.

Albert Elias, Housing and Community Development Director, provided a brief presentation on the item. He stated each year the *Plan* was updated but a comprehensive review and re-write of the document had not been done since 1998. He said he understood this was voluminous, but considerable outreach associated with the *Plan* was done.

Mr. Elias said one issue that came up that he wanted to touch on as a result of comments received was the delinquency date for rent. He said rent was always due on the first of the month and became delinquent if it was not paid by the tenth of the month. He said they were proposing that the delinquent date be changed from the tenth of the month to the fifth of the month. He continued by explaining the reason for the change which had to do with the process used for evictions when rent was delinquent and reporting to the Housing and Urban Development (HUD).

Mr. Elias stated that another concern raised by tenants was that many of them received their Social Security checks on the third of the month which they felt their rent would inadvertently be posted as delinquent. He said to avoid that problem; staff was proposing the installation of secure boxes where rent could be deposited at the housing management offices to allow tenants to deposit their rent anytime after the third and before the fifth of the month so that their rent was not considered delinquent.

It was moved by Commissioner Fimbres, duly seconded, and passed by a voice vote of 8 to 0 to close the public hearing.

Chair Rothschild asked the City Clerk to read Resolution PHA2012-007 by number and title only.

Resolution No. PHA2012-007 relating to Public Housing; approving the City of Tucson/Pima County Consortium Annual Plan for Fiscal Year 2013; authorizing and directing the adoption of the Public Housing Authority (PHA) substantial modification plan to the United States Department of Housing and Urban Development (HUD); and declaring an emergency.

It was moved by Commissioner Smith, duly seconded, to pass and adopt Resolution PHA2012-007.

Commissioner Fimbres asked if staff had considered the additional delays for constituents receiving Social Security checks with the potential closure of the Cherrybell Postal Distribution Center.

Mr. Elias stated he believed by installing on-site locked boxes where by rent could be paid at the housing management office would alleviate any issue with residents who did not want to place their rent in the mail.

Commissioner Uhlich asked staff to clarify the timeline for the issuance of eviction notices when rent was delinquent.

Mr. Elias replied that multiple notices were issued, including a notice of delinquency, followed by a notice of eviction. He clarified that once the notices carry into the second month, new notices are issued and the eviction documents are modified.

Commissioner Uhlich stated her concerns and said it appeared that the shortening of the delinquency time period would not only effect residents, but staff as well.

Sally Stang, Housing and Community Development (HCD), stated that they were not required to report delinquencies on a monthly basis, but was required however to issue a fourteen-day notice, as opposed to a five-day notice required in the private market, during which time they may remedy the issue.

Commissioner Uhlich clarified that the eviction process was technically the first notice that people received but had the option within fourteen days to remedy the situation.

Resolution PHA2012-007 was declared passed and adopted by a voice vote of 8 to 0.

3. PUBLIC HOUSING AUTHORITY: APPROVAL FOR SUBMISSION OF THE FLAT RENT SCHEDULE TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Chair Rothschild announced City Manager's communication number 316, dated August 7, 2012, was received into and made a part of the record. He asked the City Clerk read Resolution PHA2012-004 by number and title only.

Resolution No. PHA2012-004 relating to Housing and Community Development; approving and authorizing submission of the Flat Rent Schedule for the Public Housing Program to the United States Department of Housing and Urban Development (HUD); and declaring an emergency.

It was moved by Commissioner Romero, duly seconded, and passed by a roll call vote of 8 to 0, to pass and adopt Resolution PHA2012-004.

4. PUBLIC HOUSING AUTHORITY: APPROVAL FOR SUBMISSION OF THE MAXIMUM RENT SCHEDULE TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Chair Rothschild announced City Manager's communication number 323, dated August 7, 2012, was received into and made a part of the record. He asked the City Clerk read Resolution PHA2012-006 by number and title only.

Resolution No. PHA2012-006 relating to Housing and Community Development; approving and authorizing submission of the Maximum Rent Schedule for the Public Housing Program to the United States Department of Housing and Urban Development (HUD); and declaring an emergency.

It was moved by Commissioner Cunningham, duly seconded, to pass and adopt Resolution PHA2012-006.

Commissioner Fimbres asked how the total tenant payments were calculated.

Albert Elias, Housing and Community Development Director, replied the total tenant payment represented the maximum amount a family must contribute for rent and utilities. He explained this number was calculated using a formula established by HUD and included individual income information. He explained the process used to calculate the total monthly tenant payment.

Resolution PHA2012-006 was passed and adopted by a roll call vote of 8 to 0.

5. HOUSING AND COMMUNITY DEVELOPMENT: WRITE-OFF OF UNCOLLECTIBLE ACCOUNTS RECEIVABLE FOR THE PUBLIC HOUSING AUTHORITY

Chair Rothschild announced City Manager's communication number 317, dated August 7, 2012, was received into and made a part of the record. He asked the City Clerk to read Resolution PHA2012-005 by number and title only.

Resolution No. PHA2012-005 relating to Housing and Community Development Department; authorizing the write-off of certain uncollectible accounts identified semi-annually as vacated Tenants Accounts Receivable (TAR) that are considered uncollectible; and declaring an emergency.

It was moved by Commissioner Uhlich, duly seconded, to pass and adopt Resolution No. PHA2012-005.

Commissioner Uhlich asked staff how much the City collected yearly in rent through different programs.

Albert Elias, Housing and Community Development Director, replied that the City collected in excess of \$4 million, \$4,091,962 to be exact, in rent during the past year; of that amount \$97,363 was being written off as uncollectible debt which was 2.38% of the total rent collected.

Commissioner Fimbres asked if the national database for uncollectible accounts precluded individuals from using other city programs.

Mr. Elias replied that while the database did not preclude individuals from other City programs, it was used by other housing assistance providers nationally.

Resolution PHA2012-005 was passed and adopted by a roll call vote of 8 to 0.

6. APPROVAL OF PUBLIC HOUSING AUTHORITY MINUTES

Chair Rothschild announced City Manager's communication number 308, dated August 7, 2012, was received into and made a part of the record.

It was moved by Commissioner Scott, duly seconded, and passed by a roll call vote of 8 to 0, to approve the minutes of June 12, 2012, as presented.

7. ADJOURNMENT: 5:48 p.m.

Chair Rothschild announced that the meeting of the Board of Commissioners of the Tucson Public Housing Authority was adjourned.

CHAIR

ATTEST:

CITY CLERK

CERTIFICATE OF AUTHENTICITY

I, the undersigned, have read the foregoing transcript of the meeting of the Board of Commissioners of the Public Housing Authority of the City of Tucson, Arizona, held on the 7th day of August, 2012, and do hereby certify that it is an accurate transcription.

DEPUTY CITY CLERK

RWR:kt:yl